TOWN FLATS

01323 416600

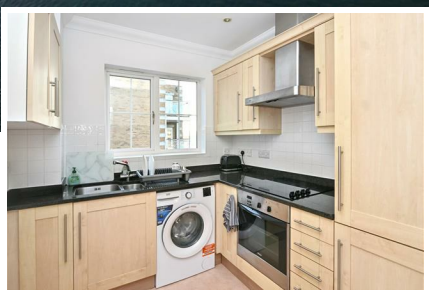
Leasehold

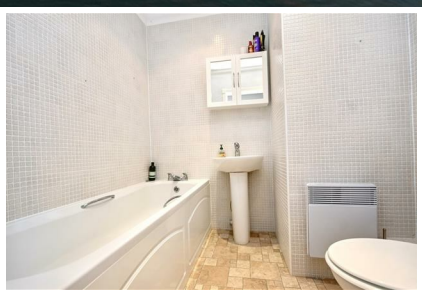
Guide Price
£200,000 - £210,000

2 Bedroom | 1 Reception | 2 Bathroom









42 Pacific Heights North, 17 Golden Gate Way, Eastbourne, BN23 5PT

*** GUIDE PRICE £200,000 - £210,000 ***
An extremely well presented 2 bedroom 3rd floor apartment with glorious uninterrupted harbour views. Enviably situated on the popular Sovereign Harbour North development the flat is within comfortable walking distance of the harbours bars and restaurants. Being sold CHAIN FREE the flat benefits from 2 double bedrooms, the master having an en-suite shower/WC & access to the sun balcony and the 2nd bedroom provides access to the 2nd balcony. Further benefits include a 2nd bathroom/WC, secure undercroft parking and double glazing. An internal inspection comes highly recommended.

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Main Features

- Extremely Well Presented Harbour Apartment
- 2 Bedrooms
- Third Floor
- Spacious Lounge/Dining Room
- 2 x Sun Balconies
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Allocated Undercroft Parking Space
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to 3rd floor private entrance door to -

Hallway
Coved ceiling. Inset spotlights. Airing cupboard housing hot water cylinder.

Lounge/Dining Room
17'3 x 11'9 (5.26m x 3.58m)
Electric heaters. Coved ceiling. Double glazed window and door to -

Sun Balcony
11'3 x 7'0 (3.43m x 2.13m)
With glass balustrade and artificial lawn.

Fitted Kitchen
7'10 x 7'5 (2.39m x 2.26m)
Range of fitted lightwood wall and base units. Marble worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood above. Part tiled walls. Integrated fridge/freezer. Plumbing and space for washing machine. Electric heater. Double glazed window.

Bedroom 1
12'3 x 11'6 (3.73m x 3.51m)
Electric heater. Coved ceiling. Double glazed doors to balcony. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Inset spotlights. Extractor fan.

Bedroom 2
11'2 x 9'5 (3.40m x 2.87m)
Electric heater. Coved ceiling. Double glazed window and doors to -

Sun Balcony
With views over the courtyard and harbour.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap. Pedestal wash hand basin with mixer tap. Low level WC. Tiled walls. Extractor fan. Inset spotlights. Wall mounted electric heater.

Parking
The flat has an allocated undercroft parking space.

EPC = C

Council Tax Band = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.
Ground Rent: £150 per annum
Maintenance: £1373 paid half yearly
Harbour Charge: £342 per annum
Lease: 102 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.